

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampden

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	8	+ 166.7%	44	61	+ 38.6%
Closed Sales	4	5	+ 25.0%	43	55	+ 27.9%
Median Sales Price*	\$330,000	<b>\$335,000</b>	+ 1.5%	\$335,000	<b>\$400,000</b>	+ 19.4%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	27	63	+ 133.3%	38	42	+ 10.5%
Percent of Original List Price Received*	94.3%	99.1%	+ 5.1%	98.4%	98.2%	- 0.2%
New Listings	2	2	0.0%	56	69	+ 23.2%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

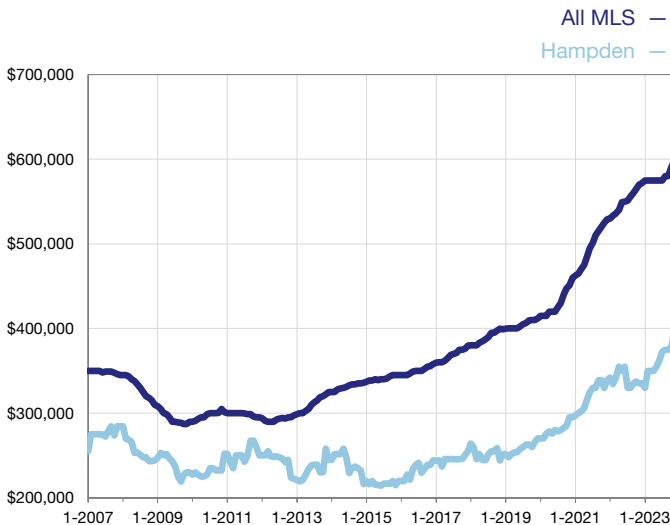
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	0	0	--	3	1	- 66.7%
Median Sales Price*	\$0	<b>\$0</b>	--	\$380,000	<b>\$405,000</b>	+ 6.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	18	17	- 5.6%
Percent of Original List Price Received*	0.0%	0.0%	--	101.8%	101.3%	- 0.5%
New Listings	0	0	--	3	1	- 66.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

